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ESTATE AGENCY

Chalmadale, 27 Victoria Road,
Brookfield PA5 8UA

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Centrally located in the hamlet of Brookfield is Chalmadale, a cream rendered period home under a slate roof originally built in circa 1910 set in beautifully tended level gardens.

A set of wrought iron gates give access to a substantial stone chipped driveway that runs adjacent to the property and extends to the rear giving ample parking and access to a single detached garage surrounded by mature garden grounds.

A covered entrance canopy under a slate projection leads to a broad reception hallway with period stairwell and feature window on the half landing overlooking the garden.

To the front are a formal bay dining room with feature fireplace incorporating a living flame gas fire and the lounge which also has a living flame gas fire. To the rear is a sitting room, shower room and dining kitchen. A rear porch has a door and stairs to the gardens.

The carpeted stairwell leads to the first floor, passing the feature window on the half landing. On the first floor there you will find the principal bedroom, two further

double bedrooms, a single bedroom and a home office.

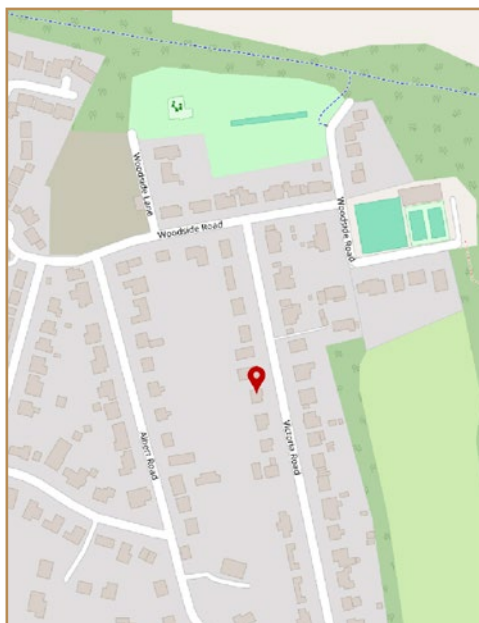
As you would expect with such a property the period features are retained and enhanced to continue the character of the property as it was originally designed.

The specification includes gas central heating, sash & case windows to the front and double glazing to the rear.

The gardens are stunning with mature plants, shrubs and mature trees bordered by a stone chipped pathway. The lawn to the rear is separated into two sections with planting and trees in the centre. Access to the cellar is on one elevation and to the other, a terrace where the former conservatory was situated.

Brookfield is a small hamlet with excellent access to the M8 motorway so is ideal for those commuting to the city centre or surrounding areas. Within Brookfield there is a tennis club, bowling green, children's playpark and cycle track. There is also easy access to the surrounding villages of Bridge of Weir and Houston where you will find a wide selection of amenities. Johnstone is also only a short distance away with a Morrison's superstore and excellent rail links.





EPC rating

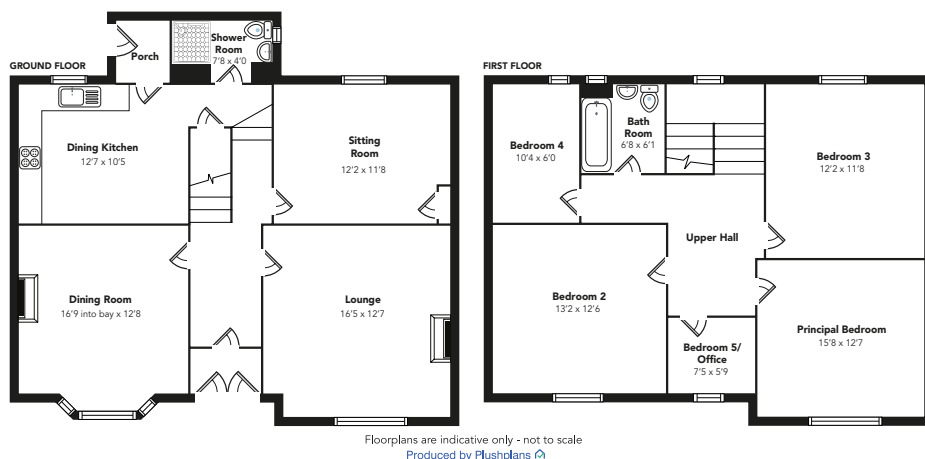
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Office

Bridge of Weir

disclaimer

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract of offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/ sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.



Our Offices

21 Moss Street, Paisley PA1 1BX
t. 0141 840 6555
paisley@cochrandickie.co.uk

3 Neva Place, Main Street, Bridge of Weir PA11 3PN
t. 01505 613 807
bridgeofweir@cochrandickie.co.uk

www.cochrandickie.co.uk



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